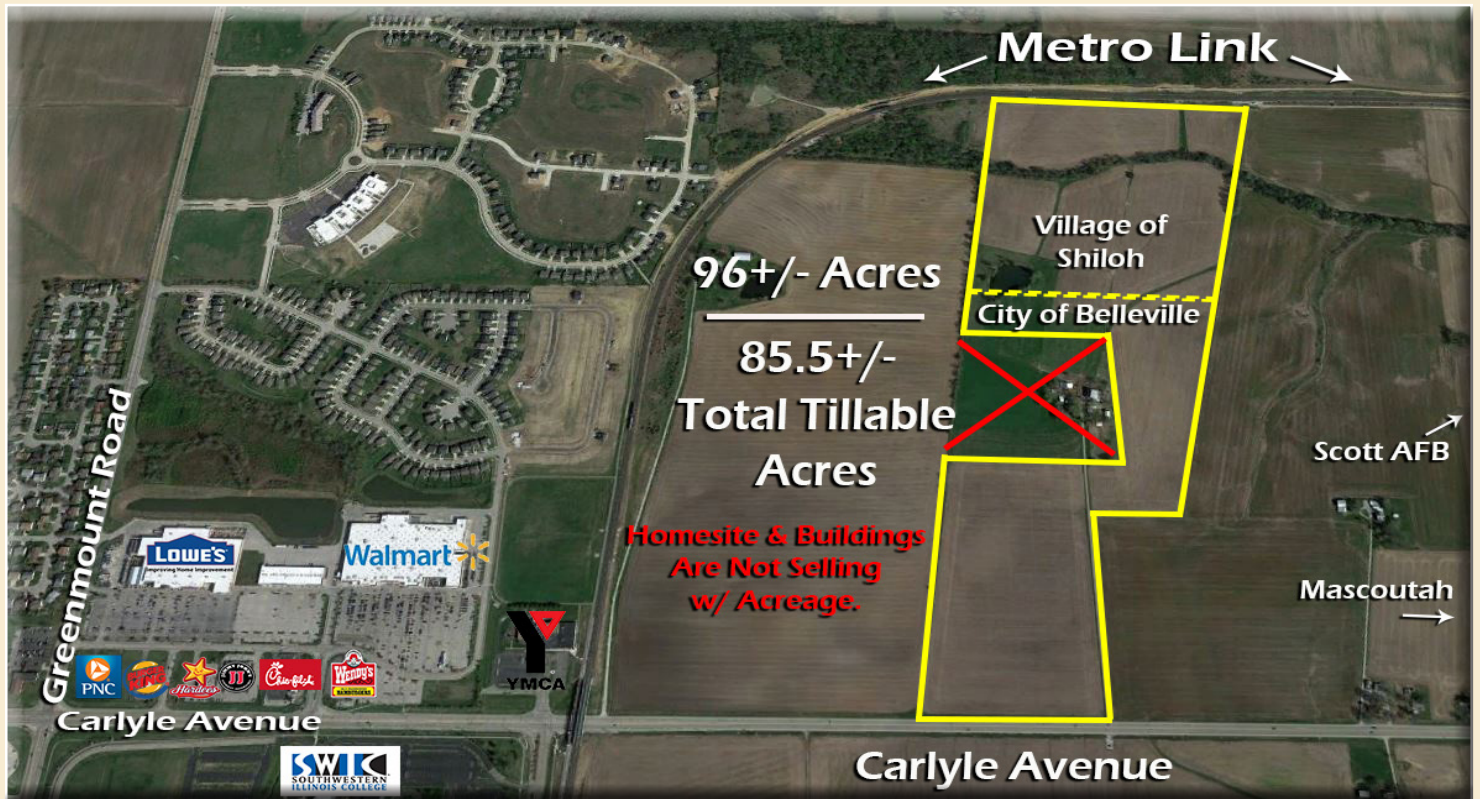


# COMMERCIAL REAL ESTATE AUCTION

★ WEDNESDAY, MAY 17, 2017 @ 6 PM ★

96 ACRES CARLYLE AVENUE, BELLEVILLE, IL 62221

AUCTION HELD: ST. CLAIR COUNTY EVENT CENTER  
1550 E. STATE RT. 15, BELLEVILLE, IL 62221



## 85.5+/- Tillable Acres of Farm Ground

Current Lease with Tenant Farmer Will Expire April 2018



County: St. Clair  
 Parcel ID No.: 09-19.0-200-008 ~ 26.344+/- Ac. ~ 2015 Taxes: \$737.44  
 09-19.0-200-007 ~ 21.830+/- Ac. ~ 2015 Taxes: \$240.06  
 09-17.0-300-006 ~ 49.001+/- Ac. ~ 2015 Taxes: \$350.78  
 Ttl. '15 Taxes: \$1,328  
 Zoning: (19-1930-200-008 & 09-19.0-200-007)  
 48.174+/- Ac. - C-1, Commercial - City of Belleville  
 19-17.0-300-006  
 49.001 +/- Ac. - Light Industrial - Village of Shiloh  
 Lot Size: 96+/- Ac.  
 Water: Public Water Available  
 Sewer: Septic  
 Electric: Available Through Ameren

943 +/- Feet Of Carlyle Ave. Road Frontage  
 1+/- Acre Pond w/ Dock  
 Creek w/ Some Woods  
 Mostly Level to Gently Rolling Topography

\* Seller Will Provide Easement to Back Portion of Property  
 \* Buyer to Verify Permitted Usage and/or Zoning/Re-Zoning Requirements w/ Both Municipality's Officials

Professional Real Estate Auctions By:



Toll Free: 1-877-566-8751  
 ADAM JOKISCH  
 MOBILE # (618) 530-8751

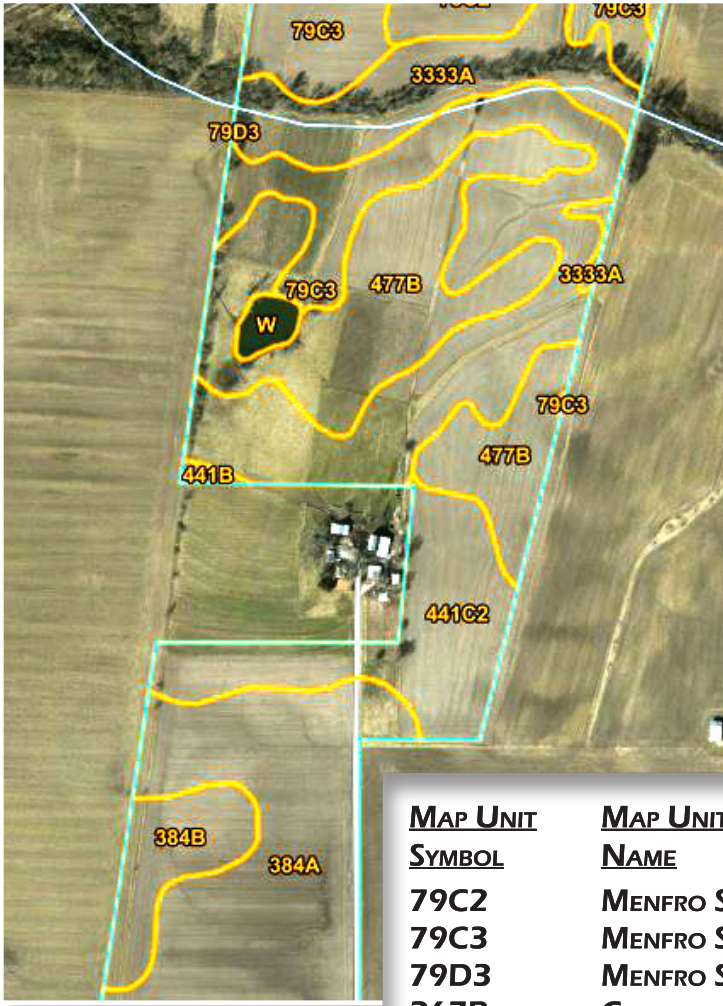
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Terms  
 \$50,000 Down Day of Sale  
 On Real Estate  
 Balance Due in 30 Days  
 6% Buyers Premium  
 Any Announcement Made  
 Day of Sale Takes Precedence  
 Over Printed Material  
 List subject to change  
 Without notice.  
 LIC # 044000169

The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/landlord and auction company make no representation as to the environmental condition of the property and recommended that the purchaser/tenant obtain an independent investigation.





<u>MAP UNIT SYMBOL</u>	<u>MAP UNIT NAME</u>
79C2	MENFRO SILT LOAM
79C3	MENFRO SILT CLAY LOAM
79D3	MENFRO SILTY CLAY LOAM
267B	CASEYVILLE SILT LOAM
384A	EDWARDSVILLE SILT LOAM
384B	EDWARDSVILLE SILT LOAM
385A	MASCOUTAH SILTY CLAY LOAM
441B	WAKENDA SILT LOAM
441C2	WAKENDA SILT LOAM
477B	WINFIELD SILT LOAM
3333A	WAKELAND SILT LOAM
W	WATER

